



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JUNE 15, 2021

Planning Board members present: Robert Best; Paul McLaughlin; Barbara Healey (Town Council Ex-Officio); Neil Anketell; and Alternate Nelson Disco.

Planning Board members absent: Lynn Christensen

Staff present: Casey Wolfe, Assistant Planner and Tim Thompson, AICP, Community Development Director (via phone for items 3 & 4).

1. Call to Order

Robert Best called the meeting to order at 7:03 p.m. and designated Nelson Disco to sit for Lynn Christensen.

2. Planning & Zoning Administrator's Report

Neil Anketell joined the meeting at 7:04 p.m.

The Board voted 5-0-0 to determine that the Flatley Warehouse/Distribution and LMS NH Site Plans are not of regional impact, on a motion made by Nelson Disco and seconded by Barbara Healey.

Robert Best recused himself from Items #3 & #4, Paul McLaughlin assumed the Chair.

- 3. John Flatley Company (applicant/owner)** – Continued review for consideration of a Site Plan to construct 100,000 square feet of research & development/warehouse in 3 proposed buildings and associated site improvements, per the requirements of the Flatley Mixed Use Conditional Use Permit. The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) District and the Aquifer Conservation and Wellhead Protection Areas. Tax Map 6E, Lot 003-04. Case #PB2020-19. **This item is continued from the September 1, October 6, October 20, and November 10, 2020, January 5, May 4, and June 1, 2021 Planning Board meetings.**

Applicant was represented by: Chad Branon, Fieldstone Land Consultants; Kevin Walker, John J. Flatley Company; and Giles Ham, Vanasse & Associates, Inc.

Public comment was received from: Joel Folliard, 11 Kimberly Drive.

Public Comment was received by email from: Kendall Smith, 18 Kimberly Drive.

The Board voted 4-0-0 to grant conditional final approval to the application, on a motion made by Neil Anketell and seconded by Nelson Disco.

4. **John Flatley Company (applicant/owner)** - Review for acceptance and consideration of a Site Plan to construct a 120,000 sq.ft. warehouse/distribution building. The parcel is located at 707 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. Tax Map 6E, Lot 003-06. Case #PB2021-24

The Board voted 4-0-0 to continue the application acceptance and public hearing to July 20th, 2021, on a motion made by Barbara Healey and seconded by Neil Anketell.

Robert Best resumed as chair. Tim Thompson left the meeting via phone at 8:02 p.m.

5. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** - Continued review for consideration of an amendment to the approved site plan, requesting to waive the requirement for the installation of a sidewalk per Section 4.20 and Section 7.05.D.19 of the previous regulations (in effect at the time of the original approval). The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-02 and 191-02U1-02U4. Case # PB2021-16. **The item is continued from the May 18, 2021 Planning Board meeting.**

Withdrawn.

6. **Northshore Trailer and Suspension, LLC (applicant) and Joseph Nissim (owner)** - Review for consideration of a Waiver of Full Site Plan Review to operate a trailer suspension and repair business. The parcel is located at 20 Star Drive in the I-1 (Industrial) and the Aquifer Conservation District. Tax Map 3D-1, Lot 012. Case # PB2021-21.

Applicant was represented by: David Morin, Verani Realty

The Board voted 5-0-0 to accept the application for review, on a motion made by Paul McLaughlin and seconded by Barbara Healey.

Public comment was received from: Richard Kilika, Kilika, LLC, Star Drive.

The Board voted 5-0-0 to continue the public hearing to July 6th, 2021, on a motion made by Paul McLaughlin and seconded by Nelson Disco.

7. **LMS NH (applicant) and Karen Roy (owner)** - Review for acceptance and consideration of a Site Plan for a contractor yard for a mosquito control business. The parcel is located at 255 Daniel Webster Highway in the I-1 (Industrial) & Aquifer Conservation Districts. Tax Map 3D-2, Lot 039. Case #PB2021-22.

Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates.

The Board voted 5-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Paul McLaughlin.

Public Comment was received by email from: Dorinne Whynott, 257 Daniel Webster Highway.

The Board voted 5-0-0 to grant waivers to Sections 3.11.I (1), 3.11.I (3), and 3.11.I (5) of the Site Plan Regulations on a motion made by Nelson Disco and seconded by Neil Anketell.

The Board voted 5-0-0 to grant conditional final approval to the application, on a motion made by Nelson Disco and seconded by Barbara Healey.

- 8. Thomas More College (applicant) and Thomas More Foundation (owners)** - Review for acceptance and consideration of a Site Plan amendment to improve parking and pedestrian walkways within the campus grounds. The parcel is located at 6 Manchester Street in the I-1 (Industrial) and the Aquifer Conservation District. Tax Map 2D, Lot 041-04. Case #PB2021-23.

Applicant was represented by: Austin Turner, Bohler; Dr. William Fahey, Thomas More College; and Matthew Wittmer, Phase Zero Design.

The Board voted 5-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Barbara Healey.

There was no public comment.

The Board voted 5-0-0 to continue the application to July 20th, 2021, on a motion made by Barbara Healey and seconded by Nelson Disco.

- 9. Discussion/possible action regarding other items of concern**

- 10. Approval of Minutes — June 1, 2021**

The Board voted 4-0-1 to approve the minutes of June 1, 2021 as submitted, on a motion made by Nelson Disco and seconded by Paul McLaughlin. Neil Anketell abstained.

- 11. Adjourn**

The Board voted 5-0-0 to adjourn at 9:51 p.m. on a motion made by Barbara Healey and seconded by Neil Anketell.